

**CITY OF GROVE CITY, OHIO
PLANNING COMMISSION MINUTES**

REGULAR MEETING

August 5, 2014

The meeting was called to order at 1:30 p.m.

Chair Holt began the meeting with a moment of silence and the Pledge of Allegiance. Roll call was taken with the following members present: Mr. Marv Holt, Chair, Mr. Chuck Boso, Mr. Mike Linder and Ms. Julie Oyster. Mr. Gary Leasure had an excused absence. Others present: Kim Shields, Planning/GIS Specialist; Kyle Rauch, Planning & Development Officer; Jennifer Readler, Frost Brown Todd; Ryan Andrews, EMH&T; Bill Vedra, Director of Public Safety; Capt. Jeff Pearson, Police; Lt. Tammy Greene, JTF Inspector; Cindi Fitzpatrick, Service Superintendent; Laura Scott, Planning & Zoning Coordinator; Tami Kelly, Clerk of Council and Molly Frasher, Secretary.

Chair Holt noted a quorum was present. There were no changes to the minutes of the July 8, 2014 regular meeting. They were accepted by unanimous consent.

Item #1 – AT&T Mobility & Rubex Realty Inc. – Special Use Permit (Antenna Tower) (PID# 201405210023)

The applicant is requesting approval of a special use permit to install a new antenna tower at 3709 Grove City Road, on property owned by Rubex Realty Inc. The proposed tower will be 150 in height, accessed from a new drive off the existing drive into the Rubex Realty property.

The tower site is proposed to be located on the edge of an existing stand of trees on the site in order to screen the tower from area residents. Landscaping is shown on plans per Section 1137.15 to screen the west and north sides of the tower site. Although landscaping per section 1137.15 is not shown on the east and south sides of the tower site, staff supports the deviation given the existing mature tree stand that exceeds Code screening requirements. Other requirements of chapter 1137 have been met including the distance from property lines and residential structures.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the special use permit as submitted, with one Code deviation:

1. The existing mature trees are utilized in place of landscape screening requirements of Section 1137.15 on the east and south sides of the proposed tower site.

Mr. Ed Block, applicant, was present to speak to the item. He stated that this tower would allow AT&T to improve its coverage in the area. He explained that they had previously tried to locate the tower at another property, but could not meet the setback requirements. The proposed location is further away from residential properties and has the existing tree stand to help screen the tower.

Chair Holt noted the Code deviation to allow the applicant to utilize the existing tree stand on the south and east of the tower site to screen. Mr. Block was supportive of the deviation, and Ms. Shields stated that the existing mature trees exceeded the height of what Chapter 1137 would require to be installed for screening.

Being no further questions, Ms. Oyster motioned to recommend the approval of the special use permit as submitted, with one Code deviation, Mr. Linder seconded and the vote was unanimous.

Item #2 – Mount Carmel – Certificate of Appropriateness (HPA – Sign) (PID# 201406250025)

The applicant is requesting approval of a Certificate of Appropriateness for a new wall sign and monument sign at 3636 Broadway. The wall sign will be approximately 14 square feet in area featuring the Mount Carmel logo and name each made up of individually mounted non-illuminated letters. The monument sign will be approximately 25 square feet in area and will replace the existing monument sign on the property. The sign will be primarily white, with black and burgundy lettering and accent, and will have a planter bed around the base.

Although the proposed burgundy color utilized on the signs is not on the approved color palette for the HPA, Ms. Shields stated that staff feels that the color is in character with the palette and appropriate for the area and recommended Planning Commission grant a deviation from the color requirements in this section. Ms. Shields stated that staff felt the proposed wall sign is in proportion with the rest of the structure and the proposed monument sign is within the permitted signage area.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the certificate of appropriateness as submitted.

Bruce Sommerfelt, applicant, was present to speak to the item. Chair Holt asked if there would be landscaping around the sign; Ms. Shields replied that the applicant has submitted plans that reflect a two-foot landscaping bed around the sign perimeter but the exact plant species have not been named.

Being no further questions, Mr. Linder motioned to recommend approval of the Certificate of Appropriateness as submitted with deviation from the approved HPA color palette to allow the color burgundy; Ms. Oyster seconded and the vote was unanimously approved.

Item #3 – Park Street Duplex – Method of Zoning Change (R2 to D1)

(PID# 201406270026)

The applicant is proposing to rezone lot 26 of the Beulah Subdivision on Park Street from R-2 to D-1 to build a duplex on the site. The site is currently vacant and is bordered by single-family homes (R-2) to the west, south, and east, and by multi-family residential (PUD-R) to the north. The applicant has indicated his intent to develop the property so that both units in the duplex will front on Park Street with detached garages accessed off the rear alley.

Staff does not feel the proposed zoning of D-1 will harm the character of the area or affect the use of adjacent properties, as there are multiple other D-1 properties along Park Street and within the Beulah Subdivision.

The Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.

Kevin Knebel, applicant, was present to speak to the item. He was in agreement with Ms. Shields report and had nothing further to add. Ms. Oyster asked if Mr. Knebel had notified the adjacent property owners of the pending construction. He replied that he had not. Ms. Shields stated that notification of the adjacent property owners would be done as part of the City Council process.

Being no further questions, Ms. Oyster motioned to recommend the approval of the method of zoning change as submitted, Mr. Boso seconded and the vote was unanimously approved.

Item #4 – Richard Avenue Elementary School – Development Plan

(PID# 201406300028)

The applicant is proposing to construct a new facility for Richard Avenue Elementary School located at 3646 Richard Avenue. The existing school structure on the site will be demolished in order to construct the proposed new structure. The 8.9 acre site will be accessed from two curb-cuts on Richard Avenue. The northern cut will be designated for school buses and the southern cut will access the visitor and staff parking areas as well as the drop-off drive along the front of the building.

Soft play areas are proposed to the west and east of the classroom portion of the building and the hard play area will be east of the structure within the bus drop-off area. Other nearby structures including the baseball diamond and gazebo will remain as-is. Although not shown on plans, the school district has stated in a letter to staff that it would be willing to work with the city to develop an easement for the installation of a recreational trail south of the parking lot to connect the existing trail system around the Big Splash.

The proposed new school site will contain 117 parking spaces, below the 146 spaces required by Code based on the proposed classroom square footage; however, staff feels that this is appropriate for the site, given the proximity of Brookpark Middle School with the sidewalk connecting the two sites for overflow event parking.

The proposed new structure is 61,572 square feet with 21,840 square feet of classroom space. The structure will be two stories in height finished in brick with a metal roof. The maximum height of the structure is 40'2"; a variance has not been obtained for this structure to exceed the permitted height; however staff would support a deviation to the height requirement, given that the three other elementary schools recently redeveloped or proposed for redevelopment were granted height variances for their new buildings.

After reviewing the application, the Development Department recommended Planning Commission make a recommendation of approval to City Council for the development plan with three Code deviations:

1. Parking lot landscape end islands removed from rear event parking / bus drop-off area.
2. Total parking on the site reduced from 146 to 117 spaces.
3. Total building height of 40'2" exceeds Code maximum 35' by 5'2".

And one stipulation:

1. The configuration of the bike path shall be finalized prior to site improvement plan approval.

Mark Waller, applicant, was present to speak to the item. He stated that the proposed new building will be located on generally the same footprint as the existing building to preserve green space on the site. He explained that the stacking on the new site and separating the bus traffic will help reduce traffic on Richard Avenue.

Mr. Waller stated that the building would be basically the same as the Monterey facility. He explained that the school was originally designed to be one story but they were able to obtain additional funding to allow it to be a two-story, larger building.

Mr. Linder asked how cars would be prevented from entering the play area from the north. Mr. Waller explained that there would be a set of gates to close the area to vehicular traffic when kids would be utilizing the area as hard surface play. The hard surface playgrounds will have several different painted features such as hopscotch, basketball courts, and a walking track.

Ms. Oyster noted that in staff's initial review letter, staff was not supportive of the rear bus drop-off and had requested the bus drop off be located in a bus lane along Richard Avenue. Ms. Shields stated that staff had met with the applicant to discuss the issue and that the school district had a number of safety concerns with locating the bus drop off along Richard Avenue. Ms. Shields stated that staff feels the proposed plans are appropriate.

Chair Holt asked for any input from the police or fire departments. Capt. Pearson commented that the revised traffic pattern will improve the back-ups on Richard and Southwest Boulevard. Lt. Greene stated that they have issues related to the fire department connection, but that the schools are working on the drawings which will be finalized for the building permit submittal.

Chair Holt noted that staff had requested for details on the dumpster gates, but that issue does not appear to be resolved. Ms. Shields stated that previously approved development plans for the schools did not address dumpster gates. Staff noted in this review that the gates were absent and recommended they be added. She stated that the service area is screened from the residential area to the south with landscaping. Mr. Waller stated that they were operating under precedence.

Being no further questions, Ms. Oyster motioned to recommend approval of the development plan with the noted deviations and one stipulation:

1. The configuration of the bike path shall be finalized prior to site improvement plan approval.

Mr. Boso seconded; the vote was unanimously approved. Mr. Linder noted that he recently represented the school district in a now completed real estate transaction, but the law department determined that there was no conflict.

Item #5 – Highland Park Elementary School – Development Plan**(PID# 201406300029)**

The applicant is proposing to construct a new facility for Highland Park Elementary School located at 2600 Cameron Street. The existing school structure on the site will be demolished in order to construct the proposed new structure. The 14.59 acre site will be accessed from the two existing curb-cuts at the terminus of Cameron Street and Castleton Street. A 24' drive along the front of the structure will provide access to parking as well as provide stacking for student drop off. An additional drive aisle will access the rear of the site for bus drop-off and the service area.

Hard and soft play areas are proposed to the west of the building and an additional soft play area is located north of the building. The bus drop off area will act as additional hard play surface. The applicant has indicated that the existing baseball diamond is underutilized and will be removed during the redevelopment of the site. Although not shown on plans, staff has confirmed with the district their willingness to grant easements for the future installation of recreational trails along the north property line within the stream protection area as well as tying into Castleton Street. The trail would be installed and maintained by the City.

The proposed school site will contain 135 parking spaces. The proposed parking is below the 179 spaces required by Code based on the proposed classroom square footage; however staff feels that this is appropriate for the site given the potential for on-street parking in the neighborhood as well as parking along the front drop-off area.

The proposed new structure is 69,639 square feet with 26,917 square feet of classroom space. The structure will be two stories in height finished in brick with a metal roof. The maximum height of the structure is 40'2", within the height variance granted by the BZA in 2012 for the site.

The Development Department recommended Planning Commission make a recommendation of approval with two Code deviations

1. Parking lot landscape end islands removed from rear event parking / bus drop-off area.
2. Total parking on the site reduced from 179 to 135 spaces.

And one stipulation:

1. The configuration of the bike path shall be finalized prior to the approval of the site improvement plan.

Mr. Waller remained at the podium to address any questions. He stated that the footprint of the new building would be similar to the existing building, utilizing the existing curb cuts. Access off Hoover Road was problematic given the grade changes; however a new sidewalk is proposed to connect to Hoover. The bus drop off area will be segregated from other traffic, improving traffic at pick-up and drop-off.

Mr. Linder asked if traffic circulation would remain one-way in and one-way out, as currently on the site. Mr. Waller responded that Cameron would remain one-way in, but that Castleton will be two-way to allow buses to enter the site for the drop-off area.

Being no further questions, Ms. Oyster motioned to recommend the approval of the development plan with the noted deviations and one stipulation:

1. The configuration of the bike path shall be finalized prior to the approval of the site improvement plan.

Mr. Boso seconded; the vote was unanimously approved. Mr. Linder again declared that he was recently involved in a real estate transaction with South Western City Schools, but that the law department had determined it not to be a conflict.

Item #6 – Pinnacle Golf Club Condominiums – Lot Split

(PID# 201406300030)

The applicant is proposing to split 3.71 acres from the 150 acre Pinnacle Golf Club site on the north side of Pinnacle Club Drive. The proposed split will create a unique parcel for the Pinnacle Golf Club Condominiums, and will following the project boundary line shown on the development plan approved for the site by City Council in 2012.

The Development Department recommended Planning Commission approve the lot split as submitted.

Joe Ciminello, applicant, was present to speak to the item. He stated that they are starting to build the condos. They have been well received, with three of the four units in the first building already sold. Initially there will be three buildings; twelve units with frontage on the golf course.

Being no further questions, Mr. Linder motioned to approve the lot split, Mr. Boso seconded and the vote was unanimous.

Item #7 – The Dawg Shoppe – Special Use Permit (Pet Grooming)

(PID# 201407210034)

The applicant is requesting a special use permit to offer dog grooming at 3965 Hoover Road, part of the Eastgrove Shopping Center at the northwest corner of Columbus Street and Hoover Road. The business will operate seven days a week from 9:00am to 6:00pm at their proposed location. No boarding, dog walking, or doggy day care is proposed with this facility.

Ms. Shields stated that staff does not feel that the proposed use will change the essential character of the district. Other dog grooming businesses are located in retail areas throughout the city and all of the operations of the proposed use will be conducted inside the structure. Furthermore, materials state that employees will make frequent checks to ensure that any and all pet waste is properly disposed and that doggy waste stations will be available for pet owners.

The Development Department recommended Planning Commission make a recommendation of approval to City Council for the special use permit as submitted.

Christina Hoover, applicant, was present to speak to the item. She had no comments.

Being no questions, Mr. Linder motioned to recommend the approval of the special use permit as submitted, Mr. Boso seconded and the vote was unanimously approved.

Having no further business, Chair Holt adjourned the meeting at 2:16 p.m.

Molly Frasher, Secretary

Marv Holt, Chair